

249 000 €**For sale apartment****2 rooms****Surface : 45 m²****Surface of the living : 14 m²****Year of construction : 2008****Exposition : Sud****View : Sans vis à vis****Inner condition : excellent****Features :**

lift, double glazing

1 bedroom

2 terraces

1 shower

1 WC

1 parking

**Apartment 3046 Juan-les-Pins**

We offer you this beautiful 2-room apartment of 45m² located in a modern, secure residence in Juan les Pins. You will enjoy a living room with a fully equipped semi-open kitchen, opening onto a south-facing terrace with no overlooking neighbors. The sleeping area includes a large bedroom with built-in wardrobes, a bathroom, and a separate toilet. The apartment comes with a private underground parking space. All you have to do is move in and enjoy the beaches of Juan les Pins, just 300 meters away. Supermarket and bus stops for lines A/B/8/82/620/621 are just 2 minutes away. A must-see!

Legal information

249 000 € fees included

4,97% VAT of fees paid by the buyer (237 200 € without fees), well condominium (38 lots in the condominium), annual current expenses 1 080 € (90 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr,

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 542 and 734 € (reference year 2022)
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